# Interim Report of the Concentrating Growth Workgroup

November 14, 2011

### We sought to answer 2 questions

- 1. How do we persuade more people and businesses to choose existing communities when they choose where they will live, work and invest?
- 2. Can we encourage development in places that are targeted for growth and revitalization by streamlining the development approval process in those locations?



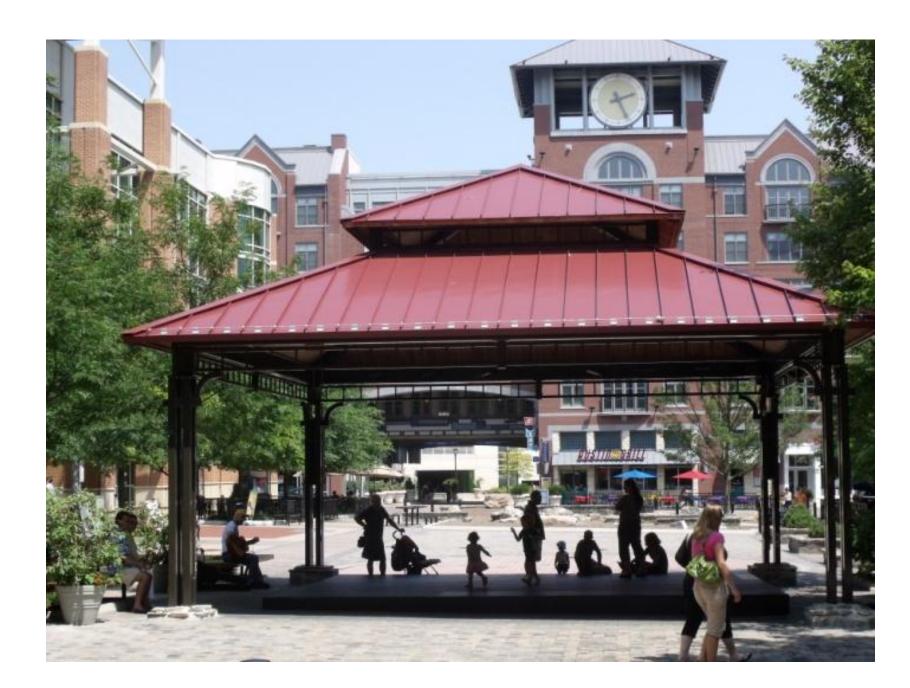
# **Competitive Advantage**





#### Provide Infrastructure

- Create a Maryland Targeted Communities Infrastructure Fund
- Enhance DHCD's existing Local Government Infrastructure Financing (LGIF) program
- Incentivize local governments to use Tax Increment Financing (TIF)



#### Incentivize Private Investment

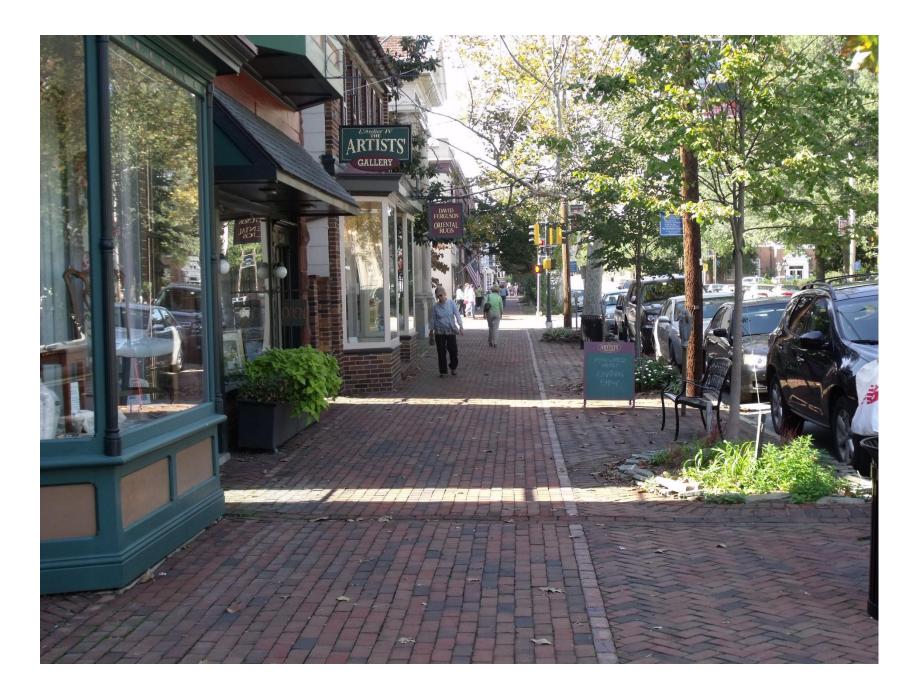
# Annual funding of three existing programs at higher levels:

- 1. Community Legacy = \$5 million
- 2. Neighborhood Business Works = \$5 million
- 3. Sustainable Communities Tax Credit
  - = \$10 million

#### Incentivize Private Investment

4. Reduce impact taxes, permit and review fees in sustainable locations

5. Exercise maximum flexibility on stormwater in sustainable locations



# Cultivate Community-Based Organizations

Create and fund more Community
 Development Financial Institutions (CDFI)

 Allocate \$2.5 million of the Sustainable Communities Tax Credit to CDFIs, Community Development Corps. (CDCs), and other nonprofits



### Streamline Project Approvals

- 1. Each jurisdiction should consider a streamlining program
- 2. Focus on critical economic development, revitalization and mixed use projects
- 3. Reduce delay by eliminating steps and reviewing in parallel with State agencies

- Consult with development and environmental communities when designing program
- 5. Do not impose new regulations unless they are necessary to advance other public policies that are *more* important that concentrating growth



# Streamlining "best practices"

- Well-defined program with enough staff
- Managed by an official with clout
- Line employees are trained and motivated
- Agency culture of customer service, without sacrificing the public interest

# Streamlining "best practices"

- "Front load" reviews and decisions
- Front load public participation
- Pre-submittal meetings
- Consider replacing special exceptions and conditional uses with by-right reviews



